| 118.0 | 0002 | 0014.0 | 1 of 1 | Residential | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 991,200 / 991,200 |
| | | | | | USE VALUE: 991,200 / 991,200 |
| | | | | | ASSESSED: 991,200 / 991,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 15 | | ELWERN RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | FAUTEUX KEVIN & JESSICA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 15 ELWERN RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | ZHANG HAOSHENG & SU - |
| Owner 2: | - |
| Street 1: | 171 SWANTON ST |
| Twn/City: | WINCHESTER |
| St/Prov: | MA Cntry: |
| Postal: | 01890 |

## NARRATIVE DESCRIPTION

This parcel contains 5,108 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Clapboard Exterior and 2646 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 4 | Rolling |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5108.000 | 589,900 | | 401,300 | 991,200 |
| Total Card | 0.117 | 589,900 | | 401,300 | 991,200 |
| Total Parcel | 0.117 | 589,900 | | 401,300 | 991,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.67 | /Parcel: 374.6

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 75947
**GIS Ref**
**GIS Ref**
**Insp Date** 06/14/19

!9151!

## PREVIOUS ASSESSMENT

Parcel ID 118.0-0002-0014.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 589,900 | 0 | 5,108. | 401,300 | 991,200 | 991,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 167,500 | 0 | 5,108. | 395,500 | 563,000 | 563,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 167,500 | 0 | 5,108. | 303,800 | 471,300 | 471,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 167,500 | 0 | 5,108. | 286,600 | 454,100 | 454,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 167,500 | 0 | 5,108. | 263,700 | 431,200 | 431,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 166,700 | 0 | 5,108. | 246,500 | 413,200 | 413,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 166,700 | 0 | 5,108. | 227,000 | 393,700 | 393,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 166,700 | 0 | 5,108. | 227,000 | 393,700 | 393,700 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 23:39:42 |

**LAST REV**

| Date | Time |
|---|---|
| 07/27/20 | 10:24:03 |
| mmcmakin | |
| 9151 | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ZHANG HAOSHENG | 74692-129 | 1 | 5/18/2020 | | 1,045,000 | No | No | | |
| CANZANELLI SAND | 71616-89 | | 9/14/2018 | Estate/Div | 610,000 | No | No | | |
| CARLSON WERNER | 22176-338 | | 7/1/1992 | | 155,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 75947 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/30/2018 | 1941 | Heat App | 13,000 | C | | | | |
| 11/6/2018 | 1644 | Addition | 300,000 | O | | | | |
| 4/23/2015 | 385 | Re-Roof | 6,980 | | | | | |
| 9/11/2014 | 1183 | Manual | 674 | | 9/11/2014 | | | Air sealing and in |
| 9/18/2006 | 780 | Redo Kit | 95,000 | | | G8 | GR FY08 | re-do bath |
| 3/12/2004 | 181 | Siding | 12,000 | | | | | vinyl |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/27/2020 | SQ Returned | MM | Mary M |
| 7/16/2020 | SQ Mailed | MM | Mary M |
| 9/30/2019 | Mail Update | JO | Jenny O |
| 6/14/2019 | Meas/Inspect | DGM | D Mann |
| 12/1/2018 | MEAS&NOTICE | HS | Hanne S |
| 11/20/2008 | Meas/Inspect | 189 | PATRIOT |
| 1/12/2007 | Permit Visit | BR | B Rossignol |
| 3/12/2005 | External Ins | BR | B Rossignol |
| 3/20/2000 | Inspected | 264 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5108 | | Sq. Ft. | Site | | 0 | 70. | 1.12 | 6 | | | | | | | | | 401,268 | | | | | | 401,300 | |

Total AC/HA: 0.11726 | Total SF/SM: 5108 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 401,268 | Spl Credit | Total: 401,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1960 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G20 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 15 - H.V.A.C | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.19573808 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 149.452 |
| Other Features: | 138928 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 618364 |
| Depreciation: | 28445 |
| Depreciated Total: | 589919 |

## COMMENTS

SINK IN BMT.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | # Units: | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 9 | BRs: | 3 | Baths: | 3 | | | | HB | 1 | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

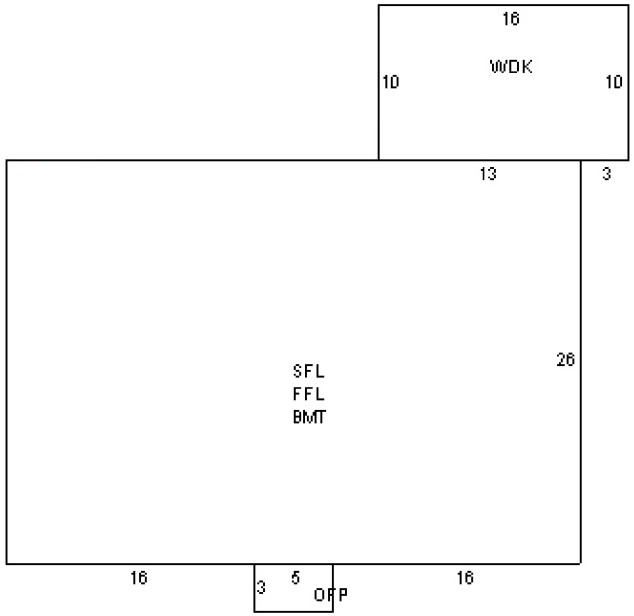
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 3 | |
| Totals | | | |
| 1 | 9 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 180.84 |
| Special Features: | 0 | Val/Su Net: | 192.71 |
| Final Total: | 589900 | Val/Su SzAd | 306.60 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 962 | 85.190 | 81,951 |
| FFL | First Floor | 962 | 149.450 | 143,773 |
| SFL | Second Floor | 962 | 149.450 | 143,773 |
| WDK | Deck | 160 | 12.250 | 1,960 |
| OFP | Open Porch | 15 | 44.000 | 660 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,061 | | Total: | | |
| Size Ad | 1924 | Gross Are | 3151 | FinArea | 2646 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 75 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

118.0-0002-0014.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|